

REGULAR CB SOUTH P.O.A. BOARD MEETING MONTHLY MINUTES: May 13, 2009

Board Members Present: Al Smith, Patrick Wallace and Dave DiBerardino. Absent: Carlos Gonzalez-Brito and Peter Carey.

At 6:00 pm, Al Smith, President of the Board, called the meeting to order.

Staff Members Present: Chris Behan.

Others Present: Graham Ulrich, Jerry Bartush.

Approval of Minutes and Financials

Minutes: The April 8, 2009, Monthly Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Dave requested that the minutes be amended to reflect that Scott Moss, not Scott Early was present for the owner's request for 189 Cascadilla Street. Patrick made a motion to approve the April 8, 2009 P.O.A. Board Monthly Meeting Minutes as amended. Dave seconded the motion. Motion was unanimously approved.

Financial Report: The April 30, 2009 financial reports were presented to the Board including: the Cash on Hand as of April 30, 2009; Bank Reconciliation statements for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of March and a summary of CD accounts. After reviewing and discussing the presented materials, Patrick moved to approve the financial reports as presented for April. Dave seconded the motion. Motion was unanimously approved.

Unscheduled Property Board/Owner Comment: Owner, Shay Wyckoff, asked the Board to approve refund of their performance deposit for 228 Goren, although they only have 3 parking spaces rather than the required 4 spaces. She explained that the former Association Manager, Casey Shook, approved the design with 4 spaces, however, apparently he verbally told Ashton Wyckoff that they could install pavers in front of the front porch and then remove them after approval, or alternatively, once the grass was in, the Wyckoff's could appeal to the Board for a variance. The house was built forward on the lot to preserve the neighbor's view resulting in no alternative space for additional parking. The 4th parking space was approved as two tire strips. The area for the 4th space is now planted in grass and Shay stated that requiring compliance would destroy the aesthetics of their landscaping. Chris explained that he has received complaints from Metro regarding parking on the right of way in the winter in this area. The Board requested that the Wyckoff's post no parking in the right of way in front of their property and approved the refund of the performance deposit with the existing 3 parking spaces and no requirement, due to the circumstances, for the 4th.

New/Continued Business: Gunnison County Housing Authority Overview Presentation

By Executive Director Katherine (KT) Gazunis: Chris provided an overview of our subdivision layout, amenities and build-out. KT handed out a Survey that was sent to Crested Butte Post Office Box holders. A new survey will be coming out this summer. KT will forward one to Chris for distribution to our members via e-mail. She explained that the Gunnison

Affordable Housing Linkage fee has been upheld by a lower Colorado Court. Al questioned whether there is an obligation to use the Linkage Fee where it is collected. KT explained that the current goal is to encourage low income housing in the vicinity of available public transportation and basic services. Getting money collected in CB South to be spent in CB South would be an item for an B.O.C.C. Work Session, since they alone control that fund. Another goal is to develop additional subsidized senior citizen housing. The County is performing a needs assessment and preparing an affordable housing policy. Since 2003 there has been a disproportionate increase in housing prices to median wage. KT presented a Mutual Self Help Project that currently is in progress in Gunnison. Additional overview discussion ensued.

2009 P.O.A. Budget Discussion: Potential Expense Items to Decrease/Eliminate if 2009 P.O.A. Revenue Does Not Meet Projections: Chris expressed that he thinks we should be able to reach the 8% dues delinquently rate. We will continue to follow our accounts receivable closely and pursue all of our available options to encourage payment of dues. The Board agreed that at this time, we will continue to monitor our income and expenditures rather than make budget changes. Al suggested that Chris contact Gunnison 4H about possible grant money for parks and rec.

Nordic Skiing Update – Review New 3-Year Agreement and P.O.A. Budget Ramifications: Chris presented the proposed 3-Year Use Agreement with Spann Ranches. Chris pointed out that the Agreement retains the right to collect fees from non-residents although we do not plan to do so at this time. Graham Ulrich commented on how great the Nordic Trails were this past winter. He also supported the idea of a “season pass” or donation request for non-residents. He made suggestions for minor changes to the Agreement language. Once the numbers for the budget firm up, the Board will need to consider whether to buy grooming equipment or continue to rent it from the CB Nordic Center.

Request by CB South Metro District for Water/Sewer Line Easement through Out Lot 46: Jerry Bartush, owner of Lot 43, Block 28, presented comments on the proposed Easement. He would like Metro to skim the Sage off of the land and replant it, once Metro is done disturbing the land. Additionally, Metro should be required to do weed control until natural vegetation is re-established on the disturbed land. Jerry also suggested that the language of “appurtenant structures” should be deleted since there should not be any structures on this easement. The Board agreed that these changes should be made to the Agreement. Pat made a motion to approve the Grant of Easement with the above changes. Dave seconded the motion. The motion was unanimous approved.

Manager’s Report

- ❖ Pepe Valian, 539 Haverly, has replaced his fence without P.O.A. approval. It is 6-feet tall and does not meet our guidelines. The fence was built tall because of the headlight problems and his wife’s health conditions. The Board noted that it has required other owners to lower their fences to conform to the guidelines & this property should comply also. Chris was instructed to inform Pepe that he needs to bring his fence into compliance.
- ❖ Amenities Flyer – Chris presented the amenities flyer that we created for the realtors. Al suggested that we create a link from our web site to this flyer.

- ❖ The P.O.A. Office Crawl Space work has been completed. We added vapor barrier, exhaust fan, spray foam to seal and better insulate the crawl space. We did most of the work in-house. The cost was minimal, approximately \$1,000, but nothing was budgeted for this in 2009 Approved Budget.
- ❖ Currently we are not planning summer music because of budget constraints.
- ❖ RTA Meeting is tomorrow – Budget Cuts related to Ground & Air Transportation are on the agenda
- ❖ CB Rec District Sub-Committee. It is seeking ways to bring funds to the northern part of the valley.
- ❖ Marlene from the County has agreed to provide free County Weed Pickup in Coordination with CB South Cleanup Day.
- ❖ Our 2009 Summer Rec Programs have been enthusiastically accepted.
- ❖ Chris and Dom are working with Norman Whitehead to come up with a revised Red Mountain Park Master Plan.
- ❖ Chris and Dom have Master Plan Grants Applications Submitted to GCMRD for:
 - Additional Basketball Goal
 - Skate Board ramp
- ❖ Community Garden Area probably is not needed since owners have large lots.
- ❖ P.O.A. weed spraying in the R.O.W.'s will begin in the next few weeks.
- ❖ Dues Lien Update – Notices of Intent to Lien will be mailed out on all passed due accounts May 18. Liens will be applied in late June 2009.
- ❖ We are collecting Phone Books for recycling in the Bus Stop as a community convenience.
- ❖ We are collecting Ink cartridges for recycling in the Bus Stop for a small fundraiser.
- ❖ We will continue Code Enforcement this summer.
- ❖ There are still 2 Community Bikes missing.
- ❖ The idea of a CB South sponsored softball team was suggested by Dom, it was denied due to budget constraints.

With no further matters for discussion, Al Smith adjourned the Regular Board Meeting at 8:50 pm.